

073.0

0002

0010.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

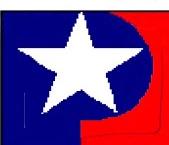
734,100 / 734,100

USE VALUE:

734,100 / 734,100

ASSESSED:

734,100 / 734,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
90		RIDGE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KIRKBRIDE MARYANNE--ETAL

Owner 2: WEEKS BONNIE L

Owner 3:

Street 1: 90 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .326 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1448 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14181	Sq. Ft.	Site			0	70.	0.54	12			Topo	-10					532,620						532,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	14181.000	201,000	500	532,600	734,100		46293
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

PREVIOUS ASSESSMENT								Parcel ID	073.0-0002-0010.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	201,000	500	14,181.	532,600	734,100		Year end	12/23/2021
2021	101	FV	193,800	500	14,181.	532,600	726,900		Year End Roll	12/10/2020
2020	101	FV	193,800	500	14,181.	532,600	726,900	726,900	Year End Roll	12/18/2019
2019	101	FV	153,300	500	14,181.	494,600	648,400	648,400	Year End Roll	1/3/2019
2018	101	FV	153,300	500	14,181.	494,600	648,400	648,400	Year End Roll	12/20/2017
2017	101	FV	153,300	500	14,181.	433,700	587,500	587,500	Year End Roll	1/3/2017
2016	101	FV	153,300	500	14,181.	395,700	549,500	549,500	Year End	1/4/2016
2015	101	FV	152,600	500	14,181.	350,000	503,100	503,100	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21112-498		4/1/1991		157,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
9/28/2005	875	New Wind	31,492			G7	GR FY07		10/9/2018	MEAS&NOTICE	BS	Barbara S		
11/28/2003	1022	Re-Roof	6,900						3/16/2009	Meas/Inspect	372	PATRIOT		
									12/11/1999	Inspected	264	PATRIOT		
									11/3/1999	Mailer Sent				
									10/13/1999	Measured	243	PATRIOT		
									7/30/1993		EK			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 19 - Ranch				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Color: CREAM				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1951	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct:		Fact: .		Floor:				Totals	RMS: 5	BRs: 2	Baths: 1	HB: 1					
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	26. %			Interior:	1	5	2						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total: 26.4 %				Electric:									
Sec Floors: 6 - Ceramic Tile	20 %			<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr: 12 - Concrete				<b>COMPARABLE SALES</b>				General:									
Subfloor:				Basic \$ / SQ: 100.00				Totals	1	5	2						
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.99186128													
Insulation: 2 - Typical				Adj \$ / SQ: 133.901													
Int vs Ext: S				Other Features: 77000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 273049													
% Com Wal	% Sprinkled			Depreciation: 72085													
				Depreciated Total: 200964													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
				Serial #:													
				Year:													
				Color:													
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 073-0-0002-0010.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1960	4.13	T	40.8	101			500		500
2	Frame Shed	D	Y	1	8X8	A	AV	1960	0.00	T	40	101					
2	Frame Shed	D	Y	1	7X12	A	AV	1970	0.00	T	39.2	101					
More: N				Total Yard Items:				500	Total Special Features:						Total:	500	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	